

**Town of Groton
Board of Assessment Appeals
October 1, 2010 Grand List
March 28, 2011 Session Minutes**

The Board of Assessment Appeals met on Monday, March 28, 2011 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, John Parfitt Jr. and James Mitchell. The meeting was called to order at 5:00 p.m. by the chairman. The board will sit for appeals on the October 1, 2010 Grand Lists and the October 1, 2009 Supplemental Motor Vehicle Grand List.

Property Owner: Anthony Brown, 273 Bridge St U15

Personal Property: dba T Brown Services LLC

Board Decision 3/29/11: A motion was made by Stevens to accept the values as submitted on the personal property declaration provided to the board by Mr. Brown. The motion was seconded by Mitchell and passed with a unanimous vote.

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| P2010 Acct# 201892 | Orig. Assmt: \$7,270 | Adj. Assmt: \$530 |
| Mailed Date: 3/30/11 | <u>25% penalty:\$1,820</u> | <u>25% Penalty: \$133</u> |
| | Net Assmt: \$9,090 | Net Assmt: \$663 |

Property Owner: Thomas Clay, 1078 North Road

Personal Property: Unregistered MV

Board Decision 3/28/11: Parfitt seconded the motion made by Stevens to reduce the full value of the vehicles to \$1,000. It was approved by all the members.

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| P2010 Acct# 200427 | Orig. Assmt: \$3,500 | Adj. Assmt: \$700 |
| Mailed Date: 3/29/11 | | |

Property Owner: James Roy & Margaret Jones, 58 Cottage Street

Property Location: 58 Cottage Street, Parcel Id 168918423032

Board Decision 3/28/11: Parfitt made a motion to change the dwelling condition from good to fair, and to change the CDU from good to fair as well. Stevens seconded the motion and it passed unanimously.

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| R2010 Acct# 309604 | Orig. Assmt: \$159,810 | Adj. Assmt: \$129,220 |
| Mailed Date: 3/29/11 | | |

Property Owner: Brenda Holland, 55 Leafwood Lane U289

Property Location: 55 Leafwood Lane U289, Parcel Id 169909150327 2215

Board Decision 3/28/11: Parfitt made the motion to reduce the unit value by 35%. Mitchell seconded the motion and it passed unanimously.

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| R2010 Acct# 305216 | Orig. Assmt: \$116,060 | Adj. Assmt: \$75,440 |
| Mailed Date: 3/29/11 | | |

Property Owner: Annie Chen Zheng, 527 Long Hill Road

Personal Property: Zheng Trust LLC, dba Koto Japanese Steak House, 527 Long Hill

Board Decision 3/28/11: Parfitt made a motion for no change to value, which was seconded by Mitchell and passed unanimously.

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| P2010 Acct# 202136 | Orig. Assmt: \$75,300 |
| Mailed Date: 3/29/11 | |

Property Owner: F. Jerome & Marilyn O'Malley, 4 Benjamin Road
 Property Location: 4 Benjamin Road, Parcel Id 261917110678
 Board Decision 3/28/11: Parfitt made a motion for no change in value. Stevens seconded the motion and it passed with a unanimous vote.
 R2010 Acct# 308325 Orig. Assmt: \$337,120
 Mailed Date: 3/29/11

Property Owner: H K Bauer, LLC, 1 Fencove Ct, Old Saybrook
 Property Location: 734 Poquonnock Road, Parcel Id 169809065679
 Board Decision 3/28/11: Parfitt made a motion to reduce the building value by 30%. Mitchell seconded the motion and it passed unanimously. The board's decision alters the income & expense penalty as well.

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| R2010 Acct# 305163 | Orig. Assmt: \$290,080 | Adjusted Assmt: \$255,080 |
| Mailed Date: 3/29/11 | <u>10% Penalty: \$ 29,008</u> | <u>10% Penalty: \$ 25,508</u> |
| | Net Assmt: \$319,088 | Net Assmt: \$280,588 |

Property Owner: Dante E Gulino, Jr., DDS, MD, PC, 27 Dryden La., Providence RI
 Personal Property: dba Dante Gulino, 495 Gold Star Hwy
 Board Decision 3/29/11: A motion to reduce the net assessment based on the declaration (filed with the board) to \$53,160 was made by Mitchell and seconded by Parfitt. The motion passed with a unanimous vote.

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| P2010 Acct# 200865 | Orig. Assmt: \$331,390 | Adjusted Assmt: \$53,160 |
| Mailed Date: 3/30/11 | <u>25% Penalty: \$ 82,850</u> | <u>25% Penalty: \$13,290</u> |
| | Net Assmt: \$ 414,240 | Net Assmt: \$66,450 |

Property Owner: Will Cheng, 527 Long Hill Road
 Property Location: 527 Long Hill Road, Parcel Id 168920903133
 Board Decision 3/28/11: Mr. Cheng was represented by Annie Chen Zheng. The chairman made a motion for no change in value, which was seconded by Mitchell and passed unanimously.
 R2010 Acct# 300069 Orig. Assmt: \$1,004,990
 Mailed Date: 3/29/11

Property Owner: Carl Peruzzotti, 69 Noble Ave
 Property Location: 69 Noble Ave, Parcel Id 260707689773
 Board Decision 3/28/11: Parfitt recused himself from the hearing. The chairman made a motion for no change in value. Mitchell seconded the motion and it passed with both remaining members voting in favor of the motion.
 R2010 Acct# 308738 Orig. Assmt: \$663,460
 Mailed Date: 3/29/11

A motion for adjournment was made by Mitchell at 8:45 pm; which was seconded by Parfitt and approved by the board.

Respectfully submitted,

Mary Gardner
Asst. Assessor
Clerk to board